

067.0

0004

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
592,200 / 592,200

USE VALUE:

592,200 / 592,200

ASSESSED:

592,200 / 592,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
54		CUTTER HILL RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CARNEY JOHN	
Owner 2:		
Owner 3:		

Street 1:	98 RICHFIELD RD
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

Own Occ:	Y
Type:	

**PREVIOUS OWNER**

Owner 1:	CASEY THOMAS F-ETAL -
Owner 2:	CASEY FLORENCE M -

Street 1:	54 CUTTER HILL ROAD
Twn/City:	ARLINGTON

StProv:	MA
Postal:	02474

Cntry:	
Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 6,732 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6732		Sq. Ft.	Site		0	70.	0.92	12									435,374						435,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6732.000	156,800		435,400	592,200		42910
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18

PREVIOUS ASSESSMENT								Parcel ID	067.0-0004-0004.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	101	FV	156,900	0	6,732.	435,400	592,300	592,300	Year End Roll	12/18/2019
2019	101	FV	143,200	0	6,732.	404,300	547,500	547,500	Year End Roll	1/3/2019
2018	101	FV	143,200	0	6,732.	404,300	547,500	547,500	Year End Roll	12/20/2017
2017	101	FV	143,200	0	6,732.	354,500	497,700	497,700	Year End Roll	1/3/2017
2016	101	FV	143,200	0	6,732.	323,400	466,600	466,600	Year End	1/4/2016
2015	101	FV	142,500	0	6,732.	286,100	428,600	428,600	Year End Roll	12/11/2014
2014	101	FV	142,500	0	6,732.	270,600	413,100	413,100	Year End Roll	12/16/2013
2013	101	FV	142,500	0	6,732.	257,500	400,000	400,000		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
CASEY THOMAS F-	33353-460		7/31/2001	Family		305,000	No	No									
	7964-566		1/1/1901				No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
9/21/2018		MEAS&NOTICE							CC	Chris C														
4/3/2009		Measured							372	PATRIOT														
9/20/2001		MLS							MM	Mary M														
11/29/1999		Inspected							267	PATRIOT														
11/15/1999		Mailer Sent																						
11/10/1999		Measured							163	PATRIOT														
7/28/1993									RV															

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	42910
Prior Id # 2:	
Prior Id # 3:	

PRINT	Date	Time
	12/10/20	20:34:39

LAST REV	Date	Time
	10/01/18	15:07:22

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	19 - Ranch	Total:	1	Full Bath:	1	Rating:	Average	SCUTTLE HOLE.											
Sty Ht:	1 - 1 Story			A Bath:	Rating:														
(Liv) Units:	1	Total: 1		3/4 Bath:	Rating:														
Foundation:	3 - BrickorStone			A 3QBth:	Rating:														
Frame:	1 - Wood			1/2 Bath:	Rating:														
Prime Wall:	4 - Vinyl			A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:		Average											
Color:	YELLOW			A Kits:	Rating:														
View / Desir:				Fppl:	2	Rating:		Average											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1941	Eff Yr Blt:		Location:															
Alt LUC:			Alt %:	Total Units:															
Jurisdct:			Fact:	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD	Phys Cond:		AV - Average	31.	% Functional:		%	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall:	2 - Plaster	Economic:				Special:		%	Interior:				1	6	2				
Sec Int Wall:			Override:					%	Additions:										
Partition:	T - Typical							%	Kitchen:										
Prim Floors:	4 - Carpet							%	Baths:										
Sec Floors:			Total:	31	%				%	Plumbing:									
Bsmnt Flr:	5 - Lino/Vinyl							%	Electric:										
Subfloor:							%	Heating:											
Bsmnt Gar:	1							%	General:										
Electric:	3 - Typical							%											
Insulation:	2 - Typical							%											
Int vs Ext:	S							%											
Heat Fuel:	1 - Oil							%											
Heat Type:	5 - Steam							%											
# Heat Sys:	1							%											
% Heated:	100							%											
Solar HW:	NO							%											
% Com Wall:							%												
% Sprinkled:							%												
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:	Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 067.0-0004-0004.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N		Total Yard Items:				Total Special Features:								Total:					
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																			